

Colt Andrews Construction Subcommittee Meeting

October 27, 2008

Oliver Administration Building

Minutes

Present

Subcommittee: Marjorie McBride, Paul Brule, David Dugan and Paul Silva

School Committee: Diana Campbell, William Estrella, Karen Lynch, William O'Dell (6:40) and John Saviano

District Administration: Edward Mara and Jane Correia

Construction Project Administrators: Armand Lusi, Ron Santospago, James Farrar and Christopher Daly

Marjorie McBride called the meeting to order at 6:05 PM.

Project Status Update

Windows

Ron Santospago reported some of the glass for the connector was installed today and the glass for the “ball cap” has yet to be ordered and will not be installed until the end of November. Jim Farrar and Christopher Daly added they did not realize the lengthy lead time for the glass; the metal frames for the glass are backordered and a reasonable facsimile will be installed within the next few days. Ron

also reported receipt of the Certificate of Occupancy for the 2nd floor library but not the mezzanine, which will be locked for the open house.

Library Temperature

Marjorie McBride asked what will be done to control the excessive heat in the library; Jane Correia fears we may be in arbitration over the issue. Ron, Jim and Christopher explained the system is either in the heating mode or the cooling mode and in between times can be tricky. With any building project, there is a certain amount of time needed for testing and balancing the mechanical systems and construction schedules do not allow for this to be done before occupancy. This process has begun and continues but with the sophistication of these systems, it takes longer than anyone would like. It was discovered that the cut-ins for the air exchanger were not installed; now that this is corrected the engineers are confident the system will perform as designed.

William Estrella said he has received emails about this issue; we specified an air exchange rate based on certification from the state and an engineer should determine the amount of air that needs to circulate; he feels that designing windows that do not open in a room with sky lights is a faulty plan. John Saviano commented that it is normal for the balancing of the system to take time and the extremes in the library area are because of the sky lights and height of the ceiling; he asked about the timing of the testing vs. the discovery of

the missing outlets and inlets. Jim Farrar responded it was basically simultaneous, within the last two weeks.

Marjorie McBride stated she is comfortable the project administrators are aware we have some real issues; if not resolved, discussion will continue at the subcommittee level; she will speak with Mrs. McGee and the staff. Karen Lynch stated she finds it disturbing that the kids on the third floor at Byfield were sweating for years and with the large amount of money spent, they are still sweating. The Committee was assured the issue will be resolved.

Change Orders

CO #137 R3

Marjorie McBride reviewed the history of this change order -- originally \$32,000, adjusted by Lusi to \$72,000, and now on the table for \$50,937. Paul Brule asked for an explanation of the \$38,658 contained in the request. Ron said this money is not for Lusi Construction over time, it is all for subcontractor overtime. Armand Lusi added that he could make a case for charging \$200,000 considering the redesigning of mechanical systems by the engineers in all four levels of Colt; change order #7 was approved in August with a 60 day extension; he is asking for only a portion of what he feels is due him, and asked that the two sides meet in the middle. To this request, David Dugan and Paul Silva had no comment at this time, John Saviano felt it was excessive and asked how much better

Armand could do for us so we can get by this and continue our great relationship. Marjorie McBride does not disagree with John and feels we need to get this done. Armand Lusi responded that he came down \$22,000 from his last submission, he agreed to the change orders throughout and is already at the low end. John Saviano reiterated that the original request was for \$32,000 and it is the Committee's fiduciary responsibility to expect back up information for requests of that amount. Paul Silva asked Armand if he would accept \$32,000 if Paul made that motion and it were approved. Armand said he could not and repeated that he was asking for a fraction of what he could contractually receive.

Marjorie McBride asked to table.

Paving of Walkway in Front of Colt

Of the two options available, all agreed the first option was preferred. Although a little more costly than the other option, considering the historic factor it is justified and appropriate.

MOTION: Paul Silva motioned to approve the first option for the walkway for \$22,000. Paul Brule seconded. The motion passed by a vote of 4 to 0.

Adjournment

At 6:52 PM Paul Brule motioned to adjourn; Paul Silva seconded. The

motion passed unanimously.

/ca